

**ZONING COMMISSION
PUBLIC HEARINGS
May 20, 2015**

Bill Stopper opened the Public Hearing with the following in attendance:

MEMBERS:

William Stopper, Chair
Sally Brouillet, Vice Chair
April Slauson, Secretary
Richard Cool
Kathleen Donovan
Matthew DeBarber, Alternate - Absent
Neil Mascola, Alternate
Wendyann Fowler, Alternate

OTHERS:

Wayne Zirolli, Borough Engineer
Sue Goggin
Lori Rotella
Public - 0

6:15 P.M. PUBLIC HEARING- for special permit for proposed artist housing, retail, and commercial uses at the former GDC building located at 6 Rubber Avenue, Applicant; Joseph Migani, Agent

The secretary of the Police Commission requesting a traffic study be done – need to find out who will be conducting the study, Joseph Migani or the Naugatuck Police Department. The Fire Commission will be meeting on June 1, 2015 – no approval from them yet. Joe working on this. Inland / Wetlands Commission will be meeting June 3, 2015 – Joe will be revising site plan based on their comments. Kathleen Donovan said there will be no voting on approval until all of the information is submitted. Bill asked for questions or comments from the public – there were none. Continue the Public Hearing until June 17, 2015.

6:30 P.M. CONTINUED PUBLIC HEARING- for amendments to Sections 24 and 25 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck.

Discussion regarding the various lot sizes throughout the town and where the placement of sheds would be located under the current zoning regulations causing loss of use of backyard. The commission agreed to the following amendments for sheds and detached garages: For zones R-15, R-8, RA-1 and RA-2 - must be 5' from rear and side property lines. For zones R-65, R-45, R-30, RADD, NHRDD - must be 15' from rear and side property lines. This item was continued to next regular scheduled meeting.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
May 20, 2015**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
Sally Brouillet, Vice Chair
April Slauson, Secretary
Kathy Donovan
Richard Cool
Matthew DeBarber, Alternate, Absent
Neil Mascola, Alternate
Wendyann Fowler, Alternate

OTHERS:

Wayne Zirolli, Borough Engineer
Sue Goggin
Lori Rotella

1. At 6:11 P.M., Bill Stopper opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum. Wendyann Fowler was made a regular voting member.
2. Executive session with the Borough Attorney and the Zoning Commission. There was no executive session.
3. Approval of the March 25, 2015 Public Hearing and Meeting Minutes, April 15, 2015 Public Hearing and Meeting Minutes and April 22, 2015 Special Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by April Slauson and seconded by Sally Brouillet to accept the March 23, 2015 Public Hearing and Meeting Minutes.

VOTED: Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to accept the April 15, 2015 Public Hearing and Meeting Minutes and April 22, 2015 Special Meeting Minutes.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding amendments to Sections 24 & 25 of the Naugatuck Zoning Regulations including pools, decks, sheds, portable storage containers, Applicant: Borough of Naugatuck.

VOTED: Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to approve proposed language change to 25.4.3 to read - Front yard setback requirement shall be the same as the underlying zone. All other yard setback requirements shall be five (5) feet for R-15, R-8, RA-1 and RA-2 Districts and fifteen (15) feet for R-65, R-45, R-30, RADD and NHRDD Districts.

VOTED: Unanimously on a motion by Kathleen Donovan and seconded by Wendyann Fowler to approve proposed language change to 35.6.3 to read - All structures regulated under this section shall conform to the following side and rear

setback requirements of five (5) feet for R-15, R-8, RA-1 and RA-2 Districts and fifteen (15) feet for R-65, R-45, R-30, RADD and NHRDD Districts.

VOTED: Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to approve proposed language change to 25.6.4 to delete wording “utility structures” and to read - All structures not attached to a dwelling must be located beyond the rear line of the house.

B. Discussion over PDD#11 located at 909 Prospect Street.

No representative came to the meeting.

5. NEW BUSINESS

- A.** Accept application, refer to planning commission, set public hearing for amendment to zone map from R-15 to B-1 for property located at 100 School Street, Applicant: Polish Falcons/Crystal Room

Attorney Michael McVerry, presented application for a zone change from R-15 to B-1 to allow his client to be able to build a non-denominational chapel in the back of the property. Sally Brouillet requested a site walk – no need for one, just need to vote to accept application.

VOTED: Unanimously on a motion by April Slauson and seconded by Richard Cool to accept the application and forward to the planning commission. A Public Hearing was set for July 15, 2015 at 6:15 P.M.

- B.** Accept application, refer to planning commission, set public hearing for revisions to zone map and creation of Prospect Street Design District, Applicant: Borough of Naugatuck

VOTED: Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to accept the application, refer it to the planning commission and to set a Public Hearing for June 17, 2015 at 6:16 p.m.

- C.** Commission discussion/decision regarding modifications to Cumberland Farms plan and proposed signage, Applicant: Cumberland Farms, Inc.

Attorney Domenic Thomas has 2 issues to be discussed (1) minor modification to the site plan, the curb cut on Woodbine Street be enlarged by 5 feet and (2) proposed signage with message board.

Mark Grocki, Senior Engineer with VHB Engineering explained that tanker cannot access parking lot through North Main Street and will have to go through Woodbine Street. The trucks cannot drive over curbs or encroach on any parking spaces. However tanker can exit only onto North Main Street. Commission discussed concerns about times of deliveries and traffic situation in that area.

Mark Grocki also discussed the signage proposed will not revolve, rotate, flash, blink or move in any manner. Sign is similar to a pricing board. However, the wording will change every so many minutes, depending on timing programmed into the sign, to advertise product information.

VOTED: 4-1-0 on a motion by Kathleen Donovan and seconded by April Slauson to approve the modification to site plan to increase the opening of the driveway to 35 feet and approve signage with a restriction that words change no sooner than every 2 minutes.

For

William Stopper
April Slauson
Richard Cool
Kathleen Donovan

Against

Sally Brouillet

Abstain

D. Commission discussion regarding denial of sidewalk waiver for Thurston Energy.

Carl LeFevre representing Thurston Energy was requesting a waiver for sidewalks on his approved plan to install propane storage tanks at 410 Rubber Ave. Carl explained the sidewalks would be more of a liability than a safety issue. Thurston's has been in business for 113 years and believes the commission is asking too much since no sidewalks currently in that area of Rubber Avenue. Waivers have been granted for other business. Commissioners discussed back and forth regarding if they can allow waiver or do they have to adhere to RADD regulations. Bill Stopper mentioned possibility of State modifying the intersection of Rubber Avenue, Hoadley Street and Melbourne Street within next 5 years.

The applicant said that he would not adhere to the wetlands request for the rain garden. He was also informed that the water running off his property required curbs and a catch basin and his entrance and exit to his property was unsafe. Mr. LeFevre was notified he could come back with a modified site plan showing what he would like to do. No action was taken by the Commission this was a discussion only.

E. Commission discussion/decision regarding sign proposal at 628 New Haven Road, Applicant: Jerry Nocerino

Jerry Nocerino explained the need for a second sign due to his customers not knowing where his business is located. He is requesting a directional sign be placed at the south entrance to the property. Commission discussed location and direction of sign.

VOTED: Unanimously on a motion by Kathleen Donovan and seconded by Sally Brouillet to approve sign on south entrance to plaza as modified and proposed – colors to be red and white.

- F.** Commission discussion/decision regarding special permit application for proposed artist housing, retail, commercial uses at the former GDC building located at 6 Rubber Avenue and 0 Maple Street, Applicant Borough of Naugatuck, Joseph Migani, Agent.

There was no discussion.

- G.** Additional items require a 2/3 vote of the Commission.
There were none.

- 6.** Chairman Report
There was none.

- 7.** ZEO Report
There was none.

- 8.** Public Comment
There was none.

- 9.** Adjournment

VOTED: Unanimously on a motion by Kathy Donovan and seconded by April Slauson to adjourn the meeting at 8:40 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr